

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES # 3723
TUESDAY, NOVEMBER 29, 2011
7TH FLOOR LAND USE CONFERENCE AREA
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Roger Quick, Michael Totilo, Dudley Williams, Claire Fishman, Jay Tepper and Zbigniew Naumowicz. Present for staff was Todd Dumais. And from OPM, Peter Privetera

Mrs. Dell opened the meeting at 7:30pm.

Regular Meeting

Zoning Board Referrals:

ZB Appl. 211-34 – 460 SUMMER, LLC, 460 Summer Street, per Special Exception, request to convert an existing commercial building under Section 10 (H) into a 5-story, 21-unit residential building located in a split R-MF / C-L zone, having an address of 460 Summer Street.

John Leydon, attorney for the applicant, introduced the application to the Board and said the building in question is just north of the YWCA building, built approximately 1966 and subject of a ZBA approval for the building to be constructed. It's a five-story office building of approximately 28,000 s.f. of gross floor area and the applicant wants to convert this into 21 units (16 two bedrooms and 5 one bedrooms). The affordability factor is 6 based on the conversion factor and density and all of the BMR units would be on-site. Mr. Leydon commented that the project similar to what Rich Freedman's been doing on Prospect, Third and Summer Streets. He added that there is a significant demand for housing in downtown and that this plan is consistent with the Master Plan. .

Mrs. Dell asked about parking at 1.25 spaces per unit. Attorney Leydon said it's at grade and done under the building and was mostly existing. Mrs. Dell suggested a speed bump to limit through movements of vehicles between Franklin and Summer.

Mr. Dumais asked about the glass/metal panels inserted and if they'd be replaced. Attorney Leydon said they've already been replaced and are up to code.

Mrs. Fishman moved to recommend approval of the special exception. Mr. Totilo seconded the motion and it passed unanimously with amended language with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

ZB Appl. 211-35 – DAVETTE STEPHENS, 595 Hope Street, Special Exception, request to use existing home as Group Day Care with associated parking area for property located in an RM-1 zone having an address of 595 Hope Street.

A motion was made to move this application to later in the agenda. Mrs. Dell asked that the Board Members also table discussion on the Capital Budget until next week. Mrs. Dell asked Milton Puryear make a presentation on the Mill River Corridor's request for the Capital Budget.

Milton Puryear Executive Director of the Mill River Collaborative presented. He stated that he was requesting \$6 million in funds which would be TIFF bonds. Last year the Board's approved \$23 million in TIFF bonds but not the \$6 million in funds. At that time, only \$16

million was issued as bonds and they are seeking additional appropriations which include the acquisition of easements along the east side of the river from Main Street to Tresser Blvd. They are attempting the easements because they don't want to reduce the building area of the site.

Mrs. Dell noted that also out of order of the agenda, Al Barberata of the Board of Education would like to speak to the Board.

Al Barberata and Winnie Hamilton, Board of Education.

Mr. Barberata provided a technology chart update. He presented a new balance sheet and updated the Board on the request based on balances of accounts and that per his discussions today with OPM that the balances would be available. Mrs. Hamilton added that technology is very important to the BofE and no adjustment was made to their request.

Peter Privetera, OPM Director

He wanted to first explain something he'd been asked to do by the old Board of Finance members, which was to come up with a list of \$20 million in old capital closeouts. The Board of Representative's Fiscal Committee said no. They want to keep the projects open. He drafted a memo for the Mayor with \$5.8 million in closeouts. On December 15, 2010, DoA will make a recommendation on Safe Debt limit for what can be bonded next year. This will give the Board an indication about the amount. The hardest part will be the Capital Advisory committee and they'll look at all current authorizations. They tried to close out all the old authorizations and there are certain elected Boards that don't want to do this. Mr. Privetera noted that he was rescinding the \$20 million request and that he had a new list of all project balances where new project requests have come in.

Mrs. Dell asked how the Planning Board should proceed in deliberating. Mr. Privetera said they should look at the list and projects with balances and call the departments back for an explanation. They can start looking at the projects that are easy to reduce and try to get down to around 40 million.

Mr. Tepper said he felt more comfortable with elected officials making these tough decisions. Mr. Privetera agreed but they are at the point where they are trying to merge different types of bonding systems.

Mr. Tepper asked how they handle multi-year projects? Mr. Privetera said it made no sense to not fund a project – they'd sell bonds for one year only.

Mr. Totilo said there are old projects approved that need to be bonded and eventually the time will come in two to three years where there'll be no more but until then we'll have a hybrid system.

Lease Agreement:

St. Clement's Parish Corporation and City of Stamford, Lease Agreement between St. Clement's Parish Corporation and the City of Stamford for use of a portion of the property located at 535 Fairfield Avenue.

Mr. Dumais described the agreement and the Superintendent explained the request. It was hard work to find a space for a facility; this is a more appropriate site and at a reasonable amount of money. The ARTS program will be going into the old Waterside school building. Al Barberata spoke about the classrooms, a gymnasium, parking and it's on a bus route. They negotiated the price down to \$72,000 per year.

Mr. Williams stated it's been troubling that this program has been housed in so many locations and it's terrific that it's now in a suitable facility at a reasonable cost.

Mr. Williams moved to recommend approval of the lease agreement. Mrs. Fishman seconded the motion and it passed unanimously with amended language with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Mrs. Dell returned to the regular agenda. She stated that because of what was presented by OPM, the Board would table discussion on the Capital Budget until next week.

ZB Appl. 211-35 – DAVETTE STEPHENS, 595 Hope Street, Special Exception, request to use existing home as Group Day Care with associated parking area for property located in an RM-1 zone having an address of 595 Hope Street.

Mr. Dumais introduced the application to the Board. Several members of the Board indicated that they drove to look at the site and discussed how challenged the access is to the site and how limited the safe areas for outside play space are. After a short discussion, the Board reached agreement that this is not a great location to support a daycare use.

Mr. Williams moved to recommend denial of the special exception due to safety, poor access and overall incompatibility with the proposed daycare use. Mr. Quick seconded the motion and the motion carried unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Zoning Board of Appeals Referrals:

ZBA APPL. #051-11, Steve Lincoln, requesting front yard setback variances to construct a 12'x12' addition on an existing home located in a R 7-½ zone at 2 Chesterfield Road.

Mr. Dumais introduced the application. After a brief discussion, Mrs. Fishman moved to recommend approval of the variance. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

ZBA APPL. #053-11, David & Claire Stack, requesting front yard setback variances to construct an addition to an existing home located in a R 7-½ zone at 44 Alton Road.

Mr. Dumais introduced the application. After a brief discussion, Mr. Totilo moved to recommend approval of the variance. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Planning Board Meeting Minutes:

Meeting of 10/25/11

Tabled until a future meeting.

Meeting Minutes of 10/18/11

Mrs. Fishman moved to approve the minutes as submitted. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Meeting Minutes of 10/04/11

Mr. Tepper moved to approve the minutes as submitted. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Tepper and Quick).

Meeting of 9/6/11

Tabled until a future meeting.

Mrs. Fishman moved to add minutes of November 1, 2011 to the agenda. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

Meeting Minutes of 11/01/11

Mrs. Fishman moved to approve the minutes as submitted. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Williams, Fishman, Totilo and Quick).

There being no further business to discuss, Mrs. Dell adjourned the meeting at 8:45 pm.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.